

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

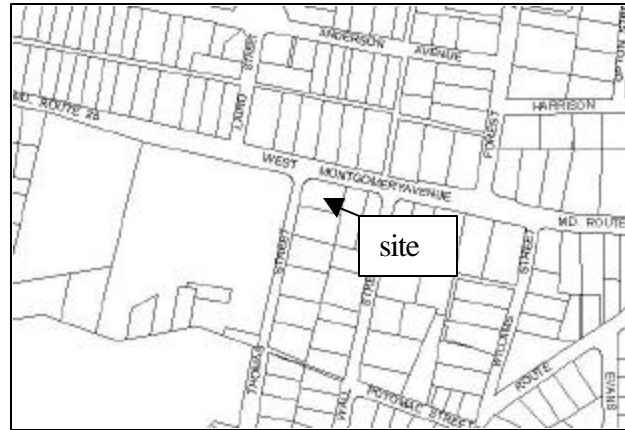
**June 19, 2001
MEETING NO. 01-06**

APPLICATION: HDC01-0193

DATE FILED: May 29, 2001

APPLICANT: Hassan Akhlaghi
9819 Dockside Terr.
Gaithersburg, MD

ADDRESS: 6 Thomas Street
(under construction)



PROPERTY DESCRIPTION: This single-family detached house is currently under construction at the southeast corner of West Montgomery Avenue and Thomas Street and fronts onto West Montgomery Avenue. The adjacent, abutting, and confronting structures in the 400 block of West Montgomery Avenue and on Thomas Street are all contributing resources to the West Montgomery Avenue Historic District.

PREVIOUS ACTIONS AT THIS ADDRESS:

SCP2000-00069 Construction of single-family residence
HDC99-00148 Construction of single-family residence
HDC98-00133 Construction of single-family residence
Subdivision of lot 4, R.T. Veirs subdivision, 1993

REQUEST:

The applicant requests a Certificate of Approval to build a wood deck behind the house.



Location of proposed wood deck at rear of 6 Thomas Street. View is from 8 Thomas Street.

STAFF COMMENTS/RECOMMENDATIONS:

Staff recommends tentative approval of HDC01-0193 to build a wood deck, subject to the applicant's revision of plans to meet the City's minimum setback requirements and staff's approval of the final design and plans.

- 1. Historic, archeological, or architectural value and significance of the site or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area.*

The house's setting at the corner of West Montgomery Avenue and Thomas Street makes it highly visible and the house will serve as an entrance structure to the Historic District. The house is a non-contributing resource to the West Montgomery Avenue Historic District. It is located along a row of rectangular lots fronting West Montgomery Avenue in the Veirs subdivision. The previous use of this lot was as the side lot and garden space for 8 Thomas Street, which was sited on original Lot 4 of R.T. Veirs Addition. The entire lot totaled 29,160 square feet. Lot 4 was re-subdivided in 1993 into two lots, 21 and 22. Lot 21 (14,674 s.f.) retains the historic home at 8 Thomas Street. Lot 22 is the subject parcel and contains 14,486 square feet and has 140 feet of frontage on W. Montgomery Avenue and 80.2 feet of frontage on Thomas Street. Driveway access to a basement two-car garage is from Thomas Street.

The property is located in the R-90 zone on a corner lot. There is a 30-foot building setback on both West Montgomery Avenue and on Thomas Street, although the established building line on these blocks is deeper than the minimum 30-foot setback. The rear setback is 25 feet and the side setback is 11 feet. Because this is a corner lot, the setback to the rear of the house can be considered a side setback, thereby decreasing the required setback from 25 feet to 11 feet. The maximum lot coverage is 25%.

- 2. The relationship of the exterior architectural features of the structure to the remainder of the entire structure and to the surrounding area.*

The deck will be in the back of the house and visible primarily from Thomas Street. The deck protrudes up to 18' 3" from the back of the house according to the plans submitted. It extends 32 feet parallel to the back of the house, not including steps, and wraps around the east side of the house 12 feet toward the front. The deck appears to be less than the required 11 feet from the property line of 8 Thomas Street. The applicant was notified and was requested to submit revised plans to meet this setback requirement. These plans have not been received.

- 3. The general compatibility of exterior design, scale, proportion, arrangement, texture, and materials proposed to be used.*

The deck will provide an amenity to the new house and will be compatible in design, scale, proportion, arrangement, texture and materials. It appears that it would meet the setback requirement if the rear line of the deck continued in a straight line from the west side rather than protruding an additional two feet on the east side as shown in current plans.

4. *To any other factors, including aesthetic factors, which the Commission deems to be pertinent.*

Staff recommends approval to build a wood deck to be attached to the rear of the house at 6 Thomas Street if:

1. All setback and other zoning requirements are met; and
2. revised plans are submitted and receive staff approval.